



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 1120 • FAX (508) 839-4602  
[www.grafton-ma.gov](http://www.grafton-ma.gov)

**PLANNING BOARD**

**NOTICE / AGENDA  
REGULAR MEETING & PUBLIC HEARINGS  
GRAFTON PLANNING BOARD  
Conference Room A \*  
Grafton Municipal Center  
30 Providence Road, Grafton, MA 01519  
Monday, May 22, 2023**

RECEIVED TOWN CLERK  
GRAFTON MA  
2023 MAY 19 AM 9:49

**REVISED May 19, 2023 \*\***

**7:00 p.m. Regular Meeting**

- 1. Public Input**
- 2. Action Items**
  - A. Board Reorganization
  - B. Approval Under Subdivision Control Not Required Plan (ANR 2023-09)- 62 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner).
  - C. Approval Under Subdivision Control Not Required Plan (ANR 2023-10) – 88 Merriam and 48 Meadowbrook Roads, Norman Chalupka and Carlton Martin, (applicant/owner). \*\*
  - D. Determination of Minor Modification (SP 2008-10.2), 200 Westboro Road, T-Mobile/Jeffrey Barbadora, Crown Castle (applicant).
- 3. Discussion Items**
  - A. 5 Mill Street Park Site, Jane Wyrick, CMRPC
  - B. Scenic Road Bylaw Update
- 4. General Business**
  - A. Bills
  - B. Minutes of Previous Meetings
  - C. Staff Report
  - D. Correspondence
- 5. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 6. Public Meetings/Hearing**
  - A. (7:30 PM) Request for Site Plan Approval (SPA 2023-02), 44 Old Upton Road, Silver Spruce Grafton LLC/44 Old Upton Road LLC (applicant/owner). A Hearing to consider an application for a Site Plan Approval for parking expansion and associated work, located at 44 Old Upton Road, shown as Grafton Assessor's Map 712, Lot 44. Said property is located in a Low Density Residential (R-40) zoning district.
  - B. (7:30 PM) Request for Special Permit (SP 2023-02/SPA) and Site Plan Approval, 62 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner). A Hearing to consider an application for a Special Permit and Site Plan Approval for a common driveway to serve two single family houses, to be located at 62 Wesson Street, shown as Grafton

*The Planning Board reserves the right to take agenda items out of order*

Grafton Planning Board  
Meeting Agenda  
May 22, 2023

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Assessor's Map 22, Lot 12. Said property is located in a Low Density Residential (R-40) zoning district. *Public Hearing continued from April 24, 2023.*

- C. (7:30 PM) Request for Special Permit (SP 2023-01/SPA) and Site Plan Approval, 18 and 22 Donahue Lane, 18 & 22 Donahue Lane, LLC (applicant/owner).** A public hearing to consider an application for a Special Permit and Site Plan Approval request for a contractor's yard, including new 12,000 square foot building, on property located at 18 and 22 Donahue Lane, shown as Grafton Assessor's Map 26, Lots 1 & 2A. Said property is located in an Office /Light Industrial (OLI) zoning district. *Continued from April 24, 2023.*

- 7. Any Other Items Which May Lawfully Come Before the Board**
- 8. Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
- 9. Adjournment**

**\* Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, [www.grafton-ma.gov](http://www.grafton-ma.gov).

The May 22, 2023, Planning Board Meeting may be accessed using the following link:  
<https://us06web.zoom.us/j/87981306323>